

Lincoln Medical Plaza
-Statement of Direction (SOD)-
Consideration Points
May 24, 2018 Council Work Session

Below is an initial list of points for Council consideration for its SOD on the Lincoln Medical Plaza Major Special Use Permit amendment application for a complete redevelopment of this 2.1-acre property for medical use. Edits and/or additional points may be discussed and considered.

No.	Topic	Town Code/Special Use Permit Guideline/Town Policy	Proposed by Applicant and/or Suggested SOD Focus
1	Height	The Special Use Permit Guidelines for medical office suggest a maximum height of 30'0" for principal structures, with possible consideration for higher height to accommodate architectural features SOD to address heights (SUP Section 1102.3.B.4 Zoning Ordinance) Existing heights • 24'0", with some portion to mechanical screening at 27'0"	Submitted plans show a maximum height of 36'0" to the top of the mechanical roof equipment screening, 30'0" height to the top of the roof, and height measured from the finished floor elevation. Mechanical screen not typically considered an architectural feature. Applicant should provide reasons to support any additional height (e.g. height of adjoining structures, necessary medical equipment clearances, how the building mass is broken up, etc.). The proposed height measurement from the highest portion of the building to the finished floor elevation is not a method the Town has used to measure height.
2	Open Space Criteria - Viewshed	Open Space Criteria is reviewed as a means to preserve viewsheds, encouraging the massing of tall structures in the center of the site (SUP Guideline). SOD to address massing/scale (SUP Section 1102.3.B.4 Zoning Ordinance) Existing structures do not fully comply. A setback of 60' is required to have a 24' height and 75' for a 27' height. If the full 65' half width right-of-way dedication is provided, this further makes the existing structures out of compliance with the open space criteria.	Applicant did not provide any Open Space Diagram Site Sections. However, based on the proposed setback, height, and right-of-way dedication matter; the proposed structure will be more out of compliance with the open space criteria. A setback of 120' is required for a 36' height.

3	Landscape/ Buffering	50' buffer along major roads (SUP Guideline) General Plan Policy EP 6.1.1.3 Mature Landscape Preservation. The Town shall require new development and redevelopment to preserve mature indigenous and compatible landscaping on-site where feasible. Several large trees on the site. Existing buffers • 34' Lincoln Dr (16' in existing right-of-way) • 3'6" sides and rear yard Existing tall hedges and 3' to 6' tall block wall act as perimeter buffers	• 16' and 30' along Lincoln Dr (includes portion of future right-of-way) In addition to rear/side property line buffering, particular attention shall be paid to the buffer along Lincoln Drive based on the proposed Visually Significant Corridor study and the improvements proposed at the Ritz property just to the north, including replacement of any buffer should the landscaping die. Based on the proposed building design, the large trees in the center of the site will be removed.
4	Traffic, Parking, and Circulation	Parking space calculations, parking lot screening guidelines, distance requirements for loading/unloading/trash in the SUP Guidelines. The Guidelines related to adjoining residential zones do not apply since the site adjoins all non-residential zones. • 3' screening of parking lots • Parking calcs by use (i.e. 1 space for each 200 sf interior floor space) No guidelines for landscape islands in parking lots or setback for load/unloading/trash. General Plan identifies Lincoln Drive as a Major Arterial with a 130' right-of-way width. North street side at 65' in width. South side (Lincoln Medical Plaza side) at 33'.	The proposed medical use and location within a heavily-traveled and mixed-use density area near the City of Scottsdale creates a heightened need for ensuring the proposed redevelopment does not have a negative impact on traffic safety, parking, and circulation. Some considerations for review should include: ▪ Number of access points in/out of the site ▪ Fire access to the site ▪ Design of entry/exit and roadway medians related to the restriction of vehicular movements in/out of site (e.g. right in/right out movements) ▪ Deceleration turn lane for eastbound traffic entering the site. ▪ Cross-access easement with the owners of the AJs to the west/Andaz to the south/SmokeTree to the west. ▪ Sidewalk and other pedestrian circulation ▪ Necessary roadway dedication/easement ▪ Number of parking spaces for guests, residents, employees, overflow needs; use of shared parking; and ride-share ▪ Full build-out of the Ritz SUP

5	Uses	Section 1102.2 of the Zoning Ordinance identifies allowable uses. • Offices for medical practitioners • Outpatient surgical facilities where patient stays do not exceed 48 hours • Medical laboratories • Physical therapy facilities • Pharmacies, subject to specific criteria • Medical Marijuana Dispensaries, subject to restrictions	The narrative states the building will be leased to a single tenant. However, more information is needed on the type of medical office uses targeted for the site, including: overnight stays; urgent care or other late hour use of the facility; pharmacies; medical marijuana use; or other uses not currently on the property. Hours of operation for the facility shall also be provided.
6	Context-appropriate site/building design	Several General Plan policies relate to context-appropriate design, including: LU 2.1.2.5 Building Design and Site Planning, The Town shall encourage context-appropriate and responsive building design and site planning on Special Use Permit properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details. LU 2.1.3.1 Visual Openness. The Town shall maximize the benefits of visual openness throughout the Town by specific limits on floor area ratio, setbacks, side yards, and building and wall heights.	The application includes some visuals on conceptual architectural design, material, and colors. More precise information may be necessary to verify how the project meets the vision and policies of the General Plan related to exterior lighting, screening of mechanical equipment, and material pallet of the improvements. This may include additional building cross-sections, renderings, building elevations, and related documents.
7	Impact to adjacent uses Noise	Several General Plan policies relate to mitigation of nuisances to residential neighborhoods and adjacent land uses (Policies LU 2.1.2.2 Require Impact Assessments, LU 2.1.2.3 Compatibility of Adjoining Uses, et al.)	Adjacent uses include resort guest uses to the south and future resort guest uses/residences proposed to the west of the site. Location of any outdoor employee areas and service uses such as maintenance, trash collection, mechanical equipment (roof/ground), etc. should be explained or shown. In particular, trash pickup/storage shall be studied.
8	Infrastructure Improvements	General Plan policy DA 2.2.3.1 Public Infrastructure to direct orderly and well-planned development within Development Areas to support infrastructure improvements	Waiting on water impact service study, additional utility information, and hydrology report. The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation. Utility improvements that may have a visual impact or service level impact should be explained and mitigated.

9	Signage - Gateway	1 ground-mounted sign at a maximum height of 8' and sign area of 40 square feet (SUP Guideline) Ritz SUP approval showing an entry monument sign on the south side of Lincoln Dr near Smoke Tree Resort/Lincoln Medical General Plan policies on highlighting the entrance into Town CC&H 3.1.3.3 Enhanced Town Gateways. The Town shall ensure that public improvements and private development work together to enhance the sense of entry at key gateways to the Town through consistent decorative elements such as signage, landscaping, and art that captures the values of the Town and its setting. Existing identification • Monument sign between two entrances • Name of plaza on entry columns at each entrance	The elevation shows a sign on the front elevation of the building and the site plan shows an entry monument that is ground mounted. Planning Commission review shall focus on impact of project sign location, dimensions, and illumination. Direction needed on Planning Commission discussion regarding Town entry monument sign and potential allowance for off-site Andaz signage
10	Setbacks	This site is unique in that the adjoining properties are all non-residential. As such, the only Special Use Permit Guideline that applies on setback is the suggested 40' setback from a public street. The existing structure is setback 94' from Lincoln Dr (62' with full right-of-way dedication). The existing covered parking is south of the existing building, setback well beyond 40' from Lincoln Dr.	The proposed setbacks of 67' front yard (35' with full right-of-way dedication), 56' side yards, and 185' rear yard is consistent with Town Special Use Permit Guidelines; however, the setback along Lincoln Drive may need to be increased to accommodate the recommended 50' wide landscape buffer adjoining a major arterial. Applicant will need to provide plans for the proposed covered parking.
11	Lot Coverage	The 2.1-acre site is smaller than the recommended SUP Guideline of 5.0 acres. 25% lot coverage (SUP Guideline). Existing plaza at approximately 13.5% lot coverage No guideline on floor area ratio. Existing at 27.8%.	Proposed lot coverage of 18.7% with a floor area ratio of 37%.

12	Community Spaces/Public Benefit	There are General Plan policies that address Development Areas providing public gathering areas, pedestrian amenities, and public art. (Refer to attached General Plan Policies attachment)	There is no defined connection from the future sidewalk on Lincoln Dr to the building. More review and information should be explored regarding the project offering community spaces/services that will provide public benefit(s) to Town residents.
13	SUP Timing	150 days from filing for Planning Commission to act or as required by SOD (Section 2.5.2.D of the Town Code)	Suggestion to identify Oct 2, 2018 or Oct 16, 2018 for Commission action